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Three Workshop/Store Units + Small Yard
Freehold For Sale
DOWN STREET BUSINESS UNITS
MEADOW VIEW, DOWN STREET, NUTLEY TN22 3LG



LOCATION

Down Street is 2 miles north of the A272 and 1 mile south of Nutley at the A22. Travelling up Down Street from the the A272 the property lies on the righthand side pass the junction with Picketts Lane

ACCOMMODATION

The property comprises three workshop units, all separately metered for electricity (no 3-phase available).

Unit 1

Internal width 16'6" (5.0m)
Depth 37'6" (11.4m)
619 sq ft (57.5 sq m)
Height to beam 8'6" (2.6m)
Apex height 11'6" (3.5m)



Sliding door, 8' [w] x 8'6" [h] (2.4m x 2.6m). Strip lights

Within this area is a small office 10'9" x 9'9" (3.3m x 3.0m).



Unit 2

	Divided into 2 sections'	
Section 1	18'9" x 19'3" (5.7m x 5.9m)	361 sq ft (33.5 sq m)
Section 2	27'3" x 19'3" (8.3m x 5.9m)	525 sq ft (48.8 sq m)
Total		886 sq ft (82.3 sq m)
Height to beam		7'9" (2.4m)
Apex height		14'3" (4.3m)
Sliding door, 9'9" [w] x 8'3" [h] (3.0m x 2.5m).		

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SHOPS
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OFFICES
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FABRIQUES
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WAREHOUSES
■
INVESTMENTS
■
LAND
■
VALUATIONS
■
SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
■
RATING
■

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2. Down Street Business Units, Nutley

Unit 3

Internal width 28'6" (8.7m)

Depth 45' (13.7m)

1,283 sq ft (119.2 sq m)

Height to beam 9'3" (2.8m)

Apex height 15'6" (4.7m)

Part concrete, part timber floor.

Door 12'[w] x 8'9" [h] (3.7m x 2.7m)

Within this area are 2 stores/offices

Room 1 8' x 9'6" (2.4m x 2.9m)

Room 2 7'6" x 12' (2.3m x 3.7m)



N.b. Under Planning Application No.WD/2011/0421/F Unit 3 has planning consent for the servicing & repair of mower equipment and for no other purpose within Class B2.

There is no water supply to these units or w.c. facility.

Total Overall Workshop/Storage Area 2,788 sq ft (259.0 sq m)

Outside

There is a small yard for parking & loading - see plan. The occupier of the adjoining residential property Meadowview has rights of access across this yard to reach their garage.



There may also be access rights across the yard to the adjoining field which is also available for sale - *further information upon request.*

PRICE Offers in the region of £250,000 for the freehold of the entire site.

RATES Local Authority: Wealden SBR(26/27): 43.2p

Rateable value : Unit 1	£3,500
Unit 2	£6,600
Unit 3	£8,200

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

continued



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed by purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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Down Street Business Units, Nutley



VAT

Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC

The landlord has been advised that an energy performance certificate may be required.

VIEWING

Strictly by prior appointment with agents, **Lawson Commercial**.

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Down Street Business Units, Nutley

